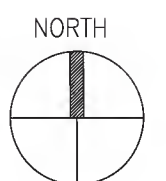
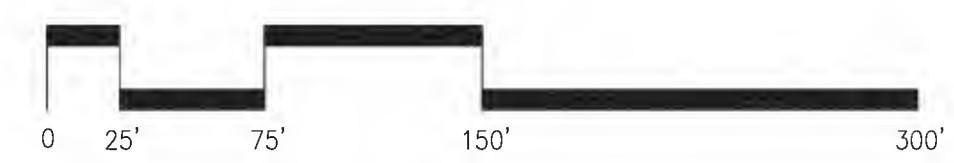
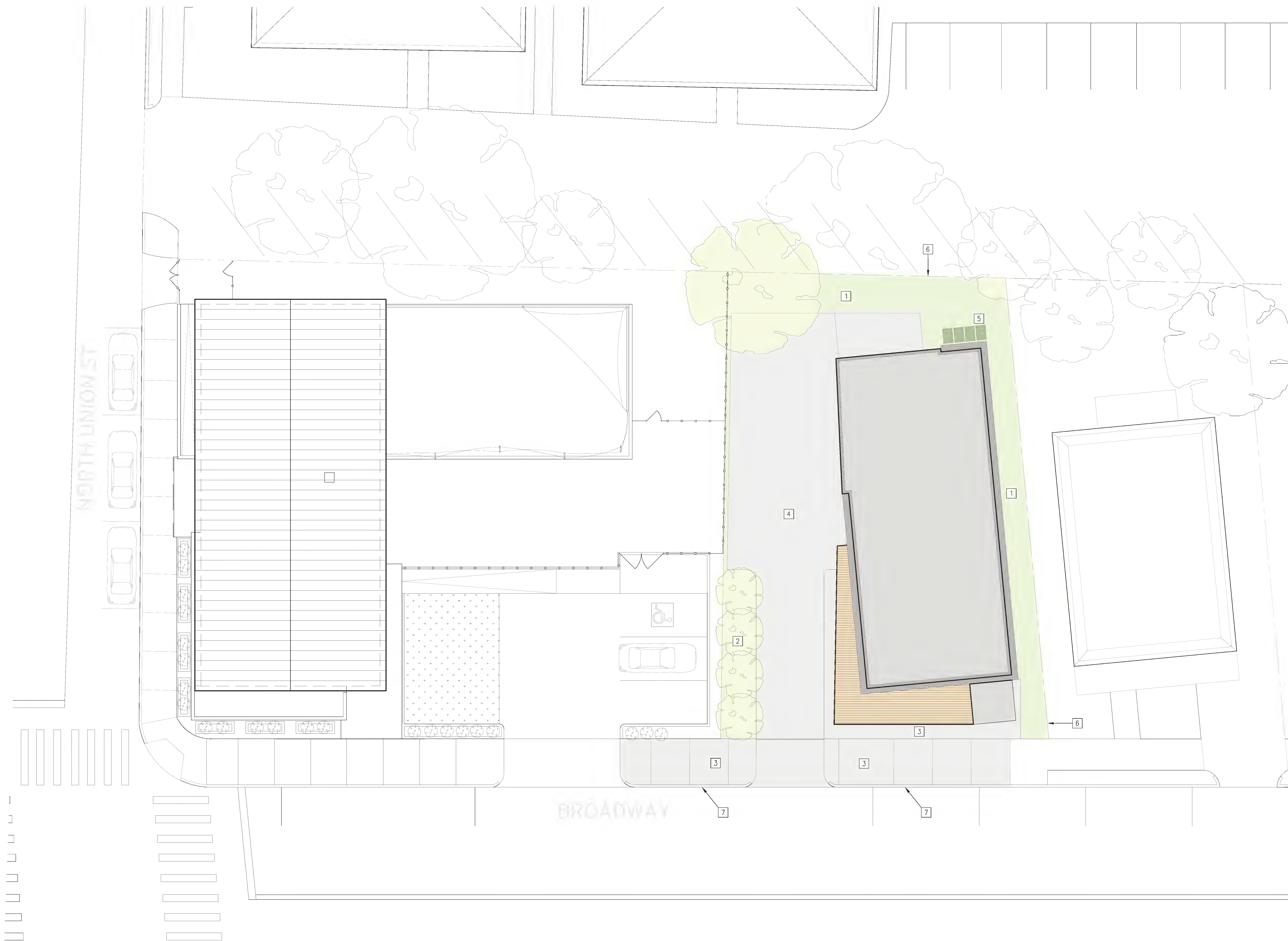


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LOCUS MAP



LEGEND:

1 GRASS; PROVIDE LOAM AND SPRAY APPLIED SEED.

2 CONIFEROUS TREE, BLACK MULCH BED.



3 SIDEWALK CONCRETE.

4 ASPHALT CURB, ASPHALT PAVING, STRIPED AND SIGNED FOR PARKING.

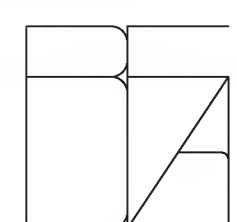
5 TRASH / RECYCLING.

6 CEDAR STOCKADE FENCE, 6'-0" TALL.

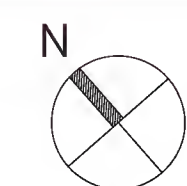


7 GRANITE CURBSIDE AT STREET.

1 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"



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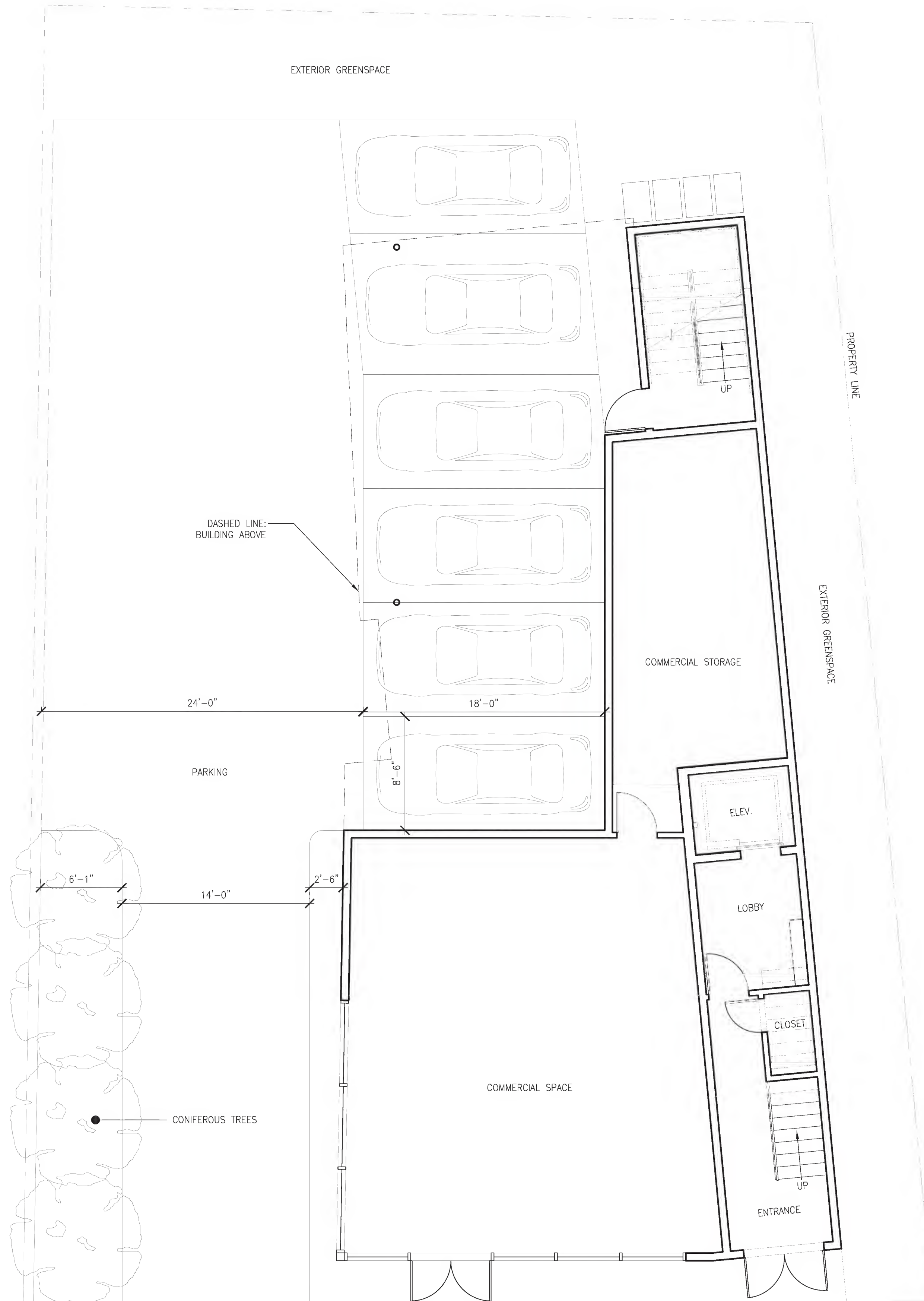


PROPOSED SITE

COMMERCIAL SPACE:
1,225 SQ FT.

COMMON AREA:
460 SQ FT.

FIRST LVL:
1,684 SQ FT (GROSS)



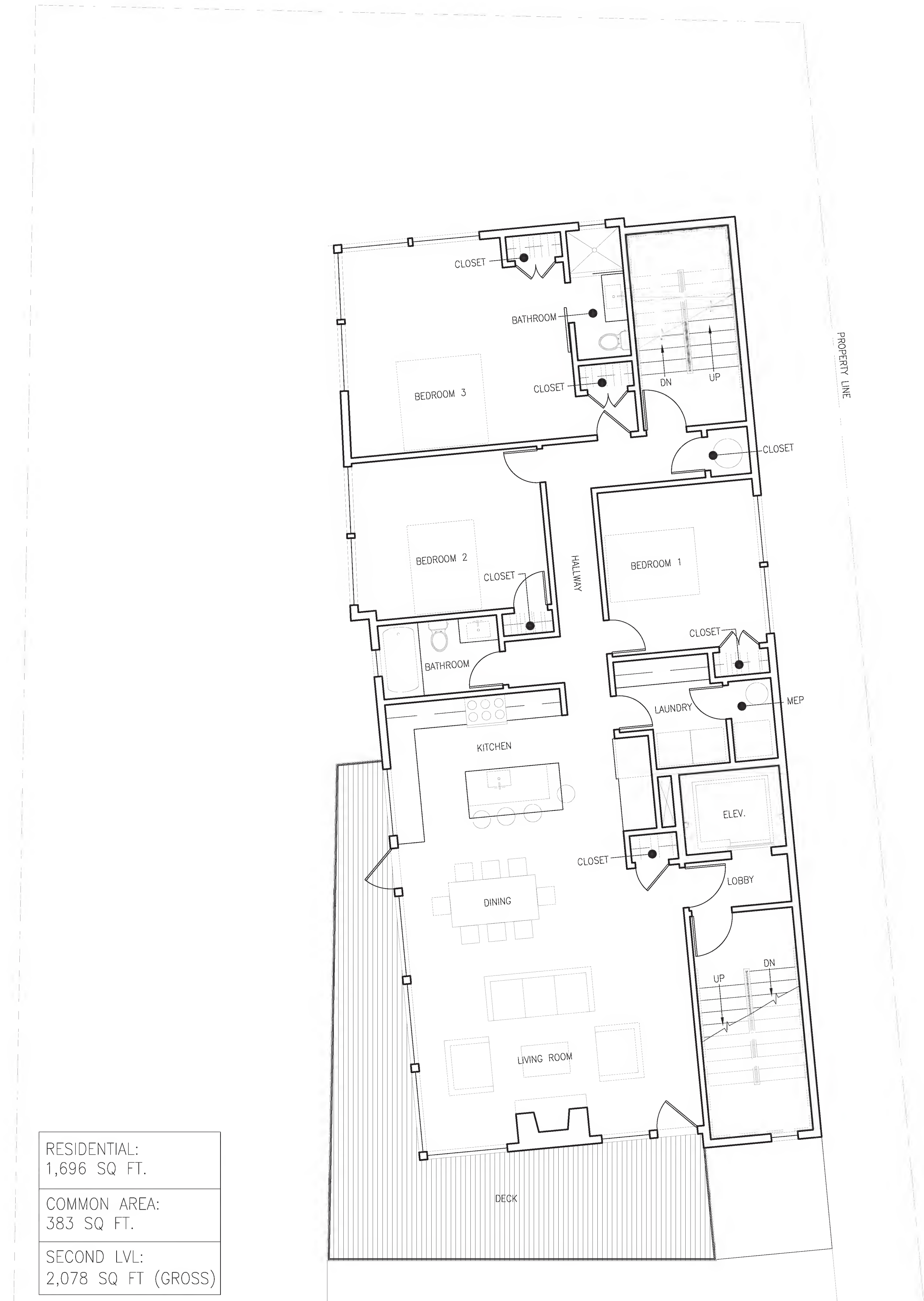
1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

BROADWAY

RESIDENTIAL:
1,696 SQ FT.

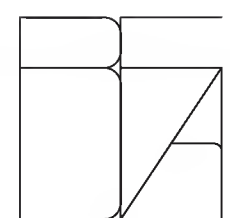
COMMON AREA:
383 SQ FT.

SECOND LVL:
2,078 SQ FT (GROSS)

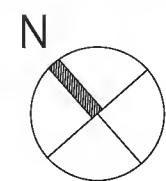


2 PROPOSED PLANS: 2ND-4TH FLOORS
SCALE: 3/16" = 1'-0"

BROADWAY



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PROPOSED PLANS

MATERIAL KEY:

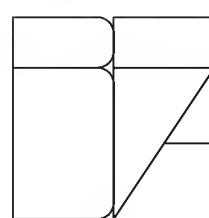
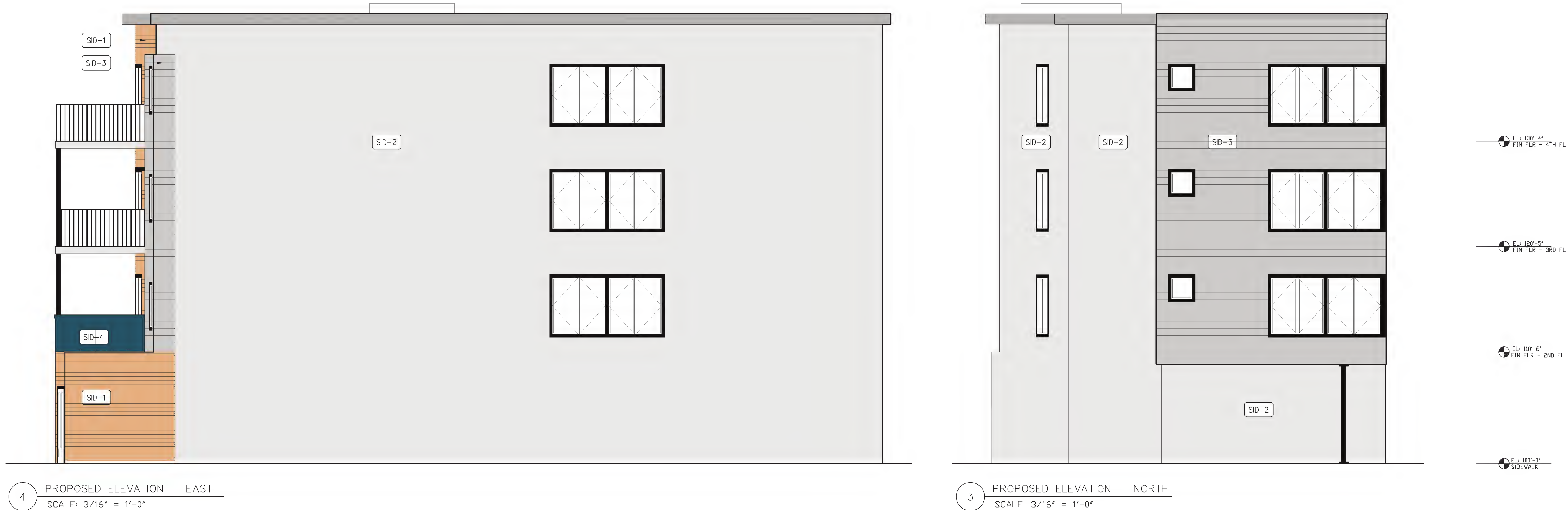
- SID-1 HORIZONTAL 1X4 WESTERN RED CEDAR BOARDS.
- SID-2 STUCCO SIDING - PAINTED.
- SID-3 PAINTED HARDI-CLAPS- 6" EXPOSURE, SEAL ALL EDGES PRIOR TO INSTALL.
- SID-4 PAINTED HARDI-PANEL- 'BOARD AND BATTEN' PATTERN- 16" EXPOSURE WITH A 2" PAINTED WOOD BATTEN COVERING SEAMS.

WINDOW NOTES:

- 1) NEW WINDOWS: BY PELLA, IMPERVA.
- 2) EXTERIOR: ALUMINUM CLAD, BLACK, INTERIOR: PRIMED WOOD, PAINT COLOR T.B.D.
- 3) WINDOWS TO HAVE TEMPERED AND INSULATED, LOW-E GLAZING, U-FACTOR OF LESS THAN OR EQUAL TO .30, PER ENERGY CODE REQUIREMENTS.

EXTERIOR DOOR NOTES:

- 1) EXTERIOR DOORS: BY PELLA. ALUMINUM CLAD, BLACK EXTERIOR & INTERIOR. HARDWARE & FINISH T.B.D.



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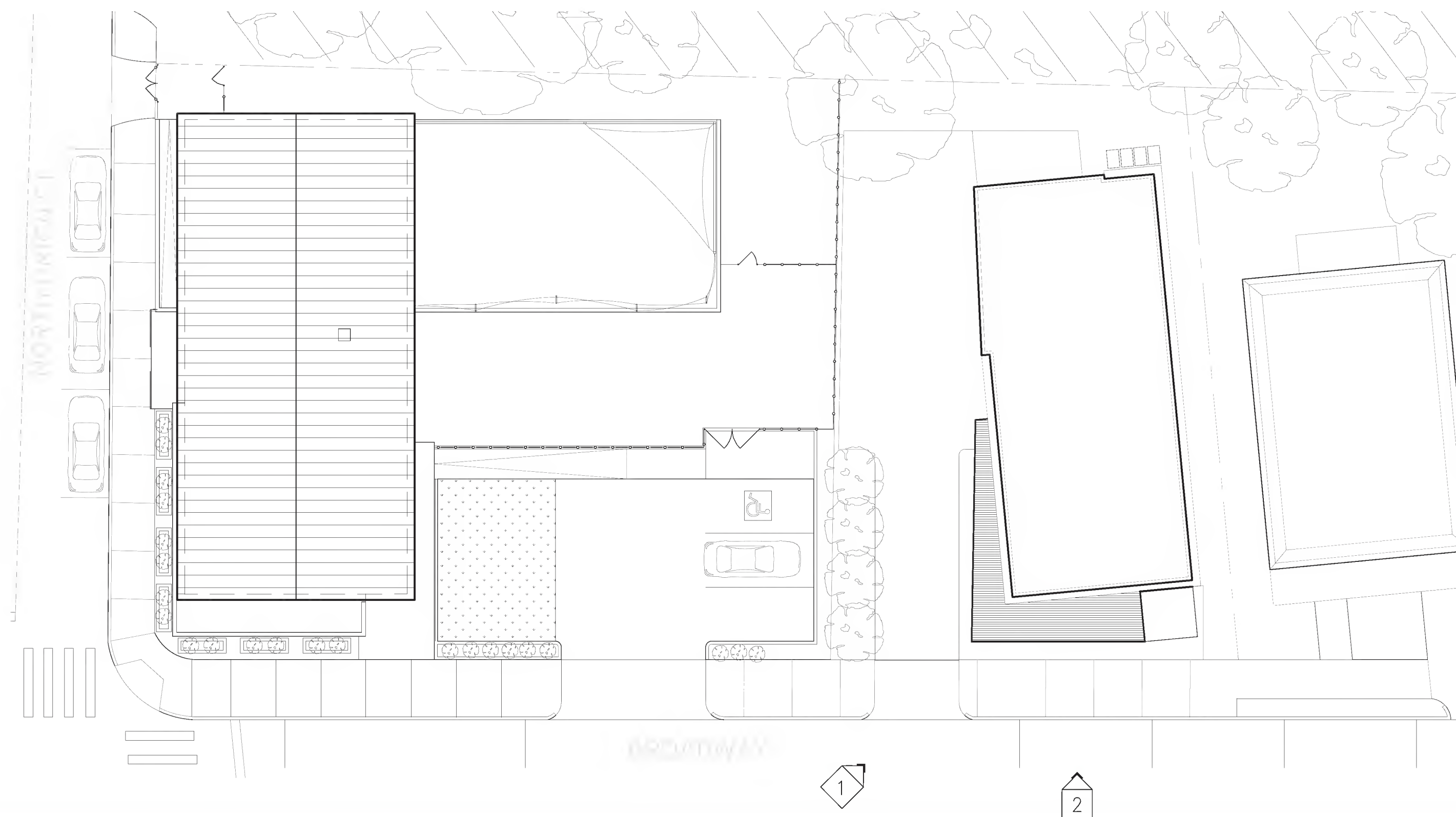
PROPOSED ELEVATIONS



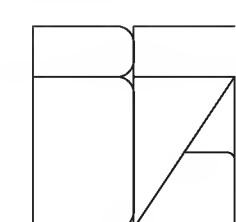
1 PROPOSED BUILDING
LOOKING EAST



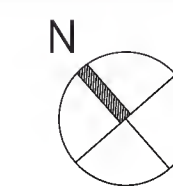
2 PROPOSED BUILDING
LOOKING NORTHEAST



3 PROPOSED SITE
KEY PLAN



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RENDERED PERSPECTIVE VIEWS

